



60 Ritherup Lane, Prescot, L35 4NZ  
Offers In The Region Of £725,000



Tucked peacefully away on Ritherup Lane in the charming area of Rainhill, this unique executive detached house offers an exceptional living experience. With an impressive seven bedrooms, this property is perfect for families seeking space and comfort. The house boasts new carpets to the first and second floor, plus three en suites and a lovely main bathroom, ensuring ample facilities for all residents.

As you enter, you are greeted by a gorgeous entrance hall with marble tiled flooring continuing throughout the whole of the ground floor. There is a welcoming open plan living area that seamlessly connects to a high specification kitchen. This modern kitchen features a central island, integrated appliances, and bi-fold doors that open up to the rear garden which isn't overlooked, creating a perfect blend of indoor and outdoor living. The property also includes two reception rooms, providing versatile spaces for relaxation and entertainment.

In addition to the spacious living areas, the house offers a dedicated dining room, a utility room for added convenience, and a ground floor WC. A second lounge/snug provides an additional area making this home ideal for both entertaining guests and enjoying quiet family time.

The top floor master bedroom is one of a kind, it is not only a brilliant size with a shower room en suite but it has a feature window which takes full advantage of the views to the front. There is a large storage area in the eaves off the landing, and this houses the new boiler too.

Parking is a breeze with space for up to seven vehicles, ensuring that you and your guests will never be short of parking options. This remarkable property combines modern living with the tranquillity of rural views, making it a perfect retreat while still being conveniently located near local amenities. Don't miss the opportunity to make this stunning house your new home.







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## Stapleton Derby

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#### Approximate total area

297.8 m  
3205.47

## Balconies and terrace

62.01 m

#### Reduced headroom

35.48 m  
381.95

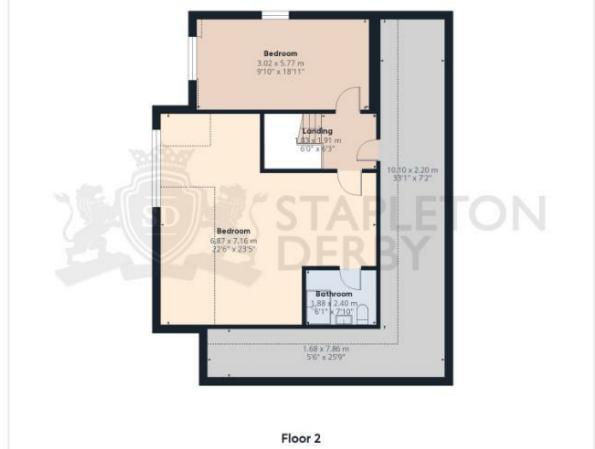
(1) Excluding balconies and terraces

### Reduced headroom

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360



## IMPORTANT NOTICE TO PURCHASERS

We endeavor to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller.

| Rating | Percentage                                  | Directive  |
|--------|---|------------|
| A      | Very energy efficient - lower running costs | 79%        |
| B      | (92 plus)                                   | 81-91      |
| C      | (81-80)                                     | 69-80      |
| D      | (55-68)                                     | 55-68      |
| E      | (39-54)                                     | 39-54      |
| F      | (21-38)                                     | 21-38      |
| G      | (1-20)                                      | 1-20       |
|        | Not energy efficient - higher running costs | 2002/91/EC |

A horizontal bar chart showing the Environmental Impact (CO<sub>2</sub>) Rating for England & Wales. The y-axis lists categories from 'Very environmentally friendly - lower CO<sub>2</sub> emissions' at the top to 'Not environmentally friendly - higher CO<sub>2</sub> emissions' at the bottom. The x-axis represents the rating scale from 0% to 100%.

| Environmental Impact Category  | Current Rating (%) | Potential Rating (%) |
|--|--------------------|----------------------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions<br>(92 plus) | 92                 | 92                   |
| (81-91)  | 81                 | 81                   |
| (69-80)  | 74.5               | 74.5                 |
| (55-68)  | 61.5               | 61.5                 |
| (39-54)  | 47                 | 47                   |
| (21-38)  | 30                 | 30                   |
| (1-20)   | 10                 | 10                   |
| Not environmentally friendly - higher CO <sub>2</sub> emissions              | 0                  | 0                    |